

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the City of Helotes, Bexar County, on FM 1560, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 4082, at Page 631, of the Official Public Records of Bexar County, Texas.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the exchange of an easement encumbering real property, acquired but not needed for a highway purpose, as whole or partial consideration for another easement encumbering real property needed for a state highway purpose.

The right of way easement, encumbering the real property described in Exhibit A (the tract), is no longer needed for a state highway purpose. The value of the easement encumbering the tract is \$90,000. The commission finds \$90,000 to be a fair and reasonable value of the state's right, title, and interest in the easement.

The easement interest, encumbering the real property described in Exhibit B (the parcel), is needed for a state highway purpose and will be conveyed to the state by PSAA Properties LLC, a Texas limited liability company (PSAA). The value of the easement encumbering the parcel is \$3,570.

PSAA has requested that the right of way easement encumbering the tract be released to PSAA in exchange for the right of way easement encumbering the parcel. PSAA will be required to pay the state the \$86,430 difference in value in cash at closing.

It is the opinion of the commission that it is proper and correct that the state release the right of way easement encumbering the tract to PSAA as consideration for the right of way easement encumbering the parcel and receipt of the \$86,430 value difference from PSAA.

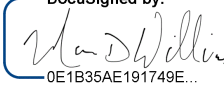
IT IS THEREFORE ORDERED by the commission that the right of way easement encumbering the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument releasing all of the state's right, title, and interest in the right of way easement encumbering the tract to PSAA Properties LLC, a Texas limited liability company, in exchange and as consideration for the right of way easement encumbering the parcel and receipt of the \$86,430 in value difference to the state.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B35AE191749E...
Executive Director

116060 July 29 2021

Minute	Date
Number	Passed



4800 Fredericksburg Rd., Suite 200SL
San Antonio, TX 78229
210.208.9400
TBPE Firm No. F-21809
TBPLS Firm No. 10194622

PROPERTY DESCRIPTION
FOR 0.344 OF ACRE (15,000 SQUARE FEET)
TRACT 1

Being a 0.344 of an acre (15,000 square feet) of land, part of Lot 1, Block 1, County Block (C.B.) 4125, out of the Cedar Springs Unit 12 Plat, as recorded in Volume 9543, Page 98, Plat Records of Bexar County, Texas (P.R.B.C.T.), also being a portion of a TxDOT Drainage Easement recorded in Volume 4082, Page 631, O.P.R.B.C.T., said 0.344 of an acre being more particularly described as follows:

COMMENCING at a ½" iron rod with cap stamped "GD" set in the southeast Right-Of-Way (R.O.W.) line of F.M. 1560 (Variable Width R.O.W.), at the northwest corner of Lot 1, Block 1, C.B. 4135, as shown on the Helotes Post Office Plat, as recorded in Volume 9537, Page 90 P.R.B.C.T., and the southwest corner of said Lot 1, of Cedar Springs Unit 12, from which the southeast corner of said Lot 1 of Cedar Park Unit 12, the northeast corner of said Lot 1 of the Helotes Post Office plat, and the northwest line of Lot 13, Block 2, of Cedar Springs Unit 6 Plat, recorded in Volume 9543, Page 98, P.R.B.C.T. bears South 65°10'13" East, 300.05 feet, from which a found ½" iron rod bears South 40°17'42" East, 0.60 feet;

THENCE with the common line of said Lot 1 of the Helotes Post Office Plat and Lot 1 of said Cedar Springs Unit 12, South 65°10'13" East, 50.00 to a set ½" iron rod with cap stamped "GD";

THENCE across said Lot 1 of Cedar Springs Unit 12, North 24°40'27" East, 11.92 feet to a ½" iron rod with cap stamped "GD" set at the intersection with the south line of said TXDOT drainage easement, for the **POINT OF BEGINNING** and the southwest corner of the tract described herein;

THENCE continuing across said Lot 1 of Cedar Springs Unit 12 and across said TXDOT drainage easement, North 24°40'27" West, 100.00 feet to the point of intersection with the north line of said TXDOT drainage easement, for the northwest corner of the tract described herein;

THENCE continuing across said Lot 1 of Cedar Springs Unit 12, with the north line of said TXDOT drainage easement, South 65°10'13" East, 150.00 feet to northeast corner of said TXDOT drainage easement;

THENCE continuing across said Lot 1 of Cedar Springs Unit 12, with the east line of said TXDOT drainage easement, South 24°40'27" West, 100.00 feet to the southeast corner of said TXDOT drainage easement;



4800 Fredericksburg Rd., Suite 200SL
San Antonio, TX 78229
210.208.9400
TBPE Firm No. F-21809
TBPLS Firm No. 10194622

THENCE continuing across said Lot 1 of Cedar Springs Unit 12, with the south line of said TXDOT drainage easement, North 65°10'13" West, 150.00 feet to the **POINT OF BEGINNING**, containing 0.344 of an acre of land (15,000 square feet), more or less, in the City of Helotes, Bexar County, Texas.

GENERAL NOTES:

This Metes and Bounds description and accompanying plat are derived from an on-the-ground survey performed by AG3 Group from July-September 2019 and June 2021.

Bearings are based upon the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), based on GPS observations. Distances shown hereon are surface and can be converted to grid by dividing by a combined scale factor of 1.00017. Units: U.S. survey feet.

This the 7th day of June 2021.


Henry C. Casal, Jr., RPLS No. 4905



AG3 Group, LLC
4800 Fredericksburg Rd. Suite 200SL
San Antonio, TX 78229
Ph. 210-208-9400 website: ag3-group.com
TBPLS Firm No. 10194622

Revised: 6/7/2021

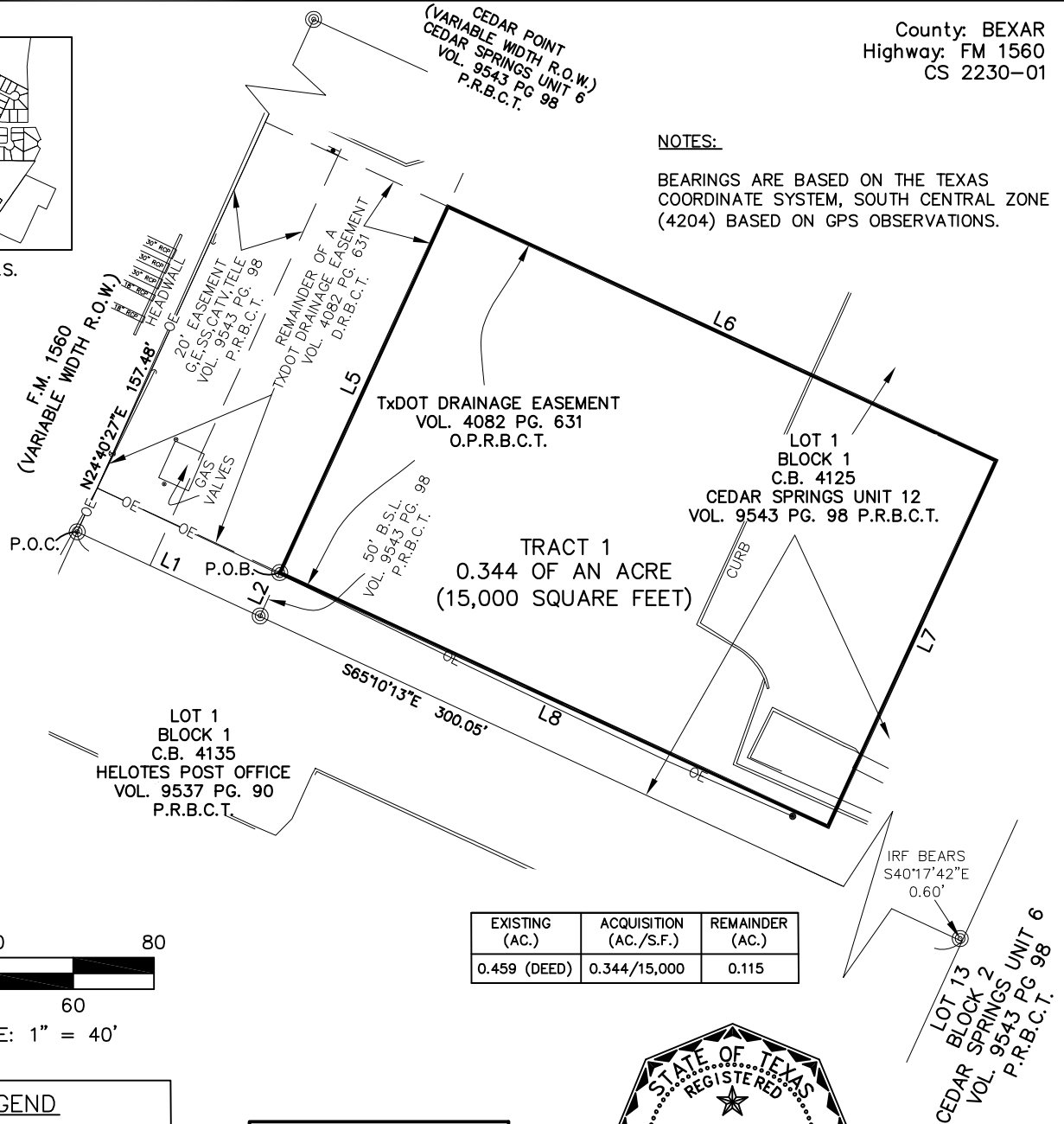
County: BEXAR
Highway: FM 1560
CS 2230-01



DETAIL N.T.S.

NOTES:

BEARINGS ARE BASED ON THE TEXAS
COORDINATE SYSTEM, SOUTH CENTRAL ZONE
(4204) BASED ON GPS OBSERVATIONS.



EXISTING (AC.)	ACQUISITION (AC./S.F.)	REMAINDER (AC.)
0.459 (DEED)	0.344/15,000	0.115

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S65°10'13"E	50.00'
L2	N24°40'27"E	11.92'
L5	N24°40'27"E	100.00'
L6	S65°10'13"E	150.00'
L7	S24°40'27"W	100.00'
L8	N65°10'13"W	150.00'



HENRY C. CASAL JR. DATE 06/07/21
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4905

LEGEND

- ⊙ 1/2" IRON ROD WITH
CAP STAMPED "GD" SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS
- P.R.B.C.T. PLAT RECORDS BEXAR
COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- OE— OVERHEAD UTILITIES



4800 FREDERICKSBURG RD SUITE 200SL
SAN ANTONIO, TX 78229
P:210-208-8400 F:210-208-9401
TBPE #F-21809
TBPLS #10194622

0.344 OF AN ACRE
TRACT 1 EXHIBIT
BEXAR COUNTY, TEXAS

Date:	06/07/2021
Scale:	1"=40'
Drawn by:	KS
Reviewer:	HC
Project:	PANTHER CAR WASH
Sheet:	3 of 3
Field Book:	N/A
Party Chief:	AM
Survey Date:	06/07/2021



4800 Fredericksburg Rd., Suite 200SL
San Antonio, TX 78229
210.208.9400
TBPE Firm No. F-21809
TBPLS Firm No. 10194622

County: BEXAR
Highway: FM 1560
CS 2230-01

PROPERTY DESCRIPTION
FOR 0.0137 OF AN ACRE (595 SQUARE FEET)
PARCEL 1

Being 0.0137 of an acre (595 square feet) of land, part of Lot 1, Block 1, County Block (C.B.) 4125, as shown on the Cedar Springs Unit 12 Plat, as recorded in Volume 9543, Page 98, Plat Records of Bexar County, Texas (P.R.B.C.T.), being more particularly described as follows:

BEGINNING at a ½" iron rod with cap stamped "GD" set in the southeast Right-Of-Way (R.O.W.) line of F.M. 1560 (Variable Width R.O.W.), at the northwest corner of Lot 1, Block 1, C.B. 4135, as shown on the Helotes Post Office Plat, recorded in Volume 9537, Page 90 P.R.B.C.T., and the southwest corner of said Lot 1, of Cedar Springs Unit 12 and the parcel described herein, from which the southeast corner of said Lot 1 of Cedar Park Unit 12, the northeast corner of said Lot 1 of the Helotes Post Office plat, and the northwest line of Lot 13, Block 2, of Cedar Springs Unit 6 Plat, recorded in Volume 9543, Page 98, P.R.B.C.T. bears South 65°10'13" East, 300.05, feet, from which a found ½" iron rod bears South 40°17'42" East, 0.60 feet;

THENCE with the said common line of FM 1560, and the northwest line of said Lot 1 of Cedar Springs Unit 12, North 24°40'27" East, 11.92 feet to a ½" iron rod with cap stamped "GD" set for the northwest corner of the parcel described herein, from which a set ½" iron rod with cap stamped "GD" set for the northwest corner of said Lot 1 of Cedar Springs Unit 12, in the southwest R.O.W. of Cedar Point, a variable width R.O.W. as shown on the said Cedar Springs Unit 6 Plat bears North 24°40'27" East, 145.56 feet;

THENCE leaving the said southeast R.O.W. line of FM 1560, across said Lot 1 of Cedar Springs Unit 12, South 65°10'13" East, 50.00 feet to a ½" iron rod with cap stamped "GD" set for the northwest corner of the parcel described herein;

THENCE continuing across said Lot 1 of Cedar Springs Unit 12, South 24°40'27" West, 11.92 feet to a ½" iron rod with cap stamped "GD" set for the southeast corner of the parcel described herein;



4800 Fredericksburg Rd., Suite 200SL
San Antonio, TX 78229
210.208.9400
TBPE Firm No. F-21809
TBPLS Firm No. 10194622

THENCE with the common northeast line of said Lot 1 of Helotes Post Office, and the southwest line of said Lot 1 of Cedar Springs Unit 12, North 65°10'13" West, 50.00 feet to the **POINT OF BEGINNING**, containing 0.0137 of an acre (595 square feet) of land in the City of Helotes, Bexar County, Texas.

GENERAL NOTES:

This Metes and Bounds description and accompanying plat are derived from an on-the-ground survey performed by AG3 Group from July-September 2019 and June 2021.

Bearings are based upon the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83), based on GPS observations. Distances shown hereon are surface and can be converted to grid by dividing by a combined scale factor of 1.00017. Units: U.S. survey feet.

This the 7th day of June 2021.

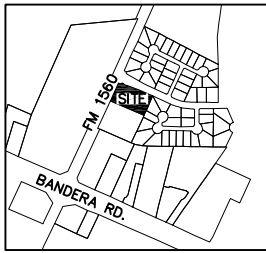

Henry C. Casal Jr., RPLS No. 4905

AG3 Group, LLC
4800 Fredericksburg Rd. Suite 200SL
San Antonio, TX 78229
Ph. 210-208-9400 website: ag3-group.com
TBPLS Firm No. 10194622

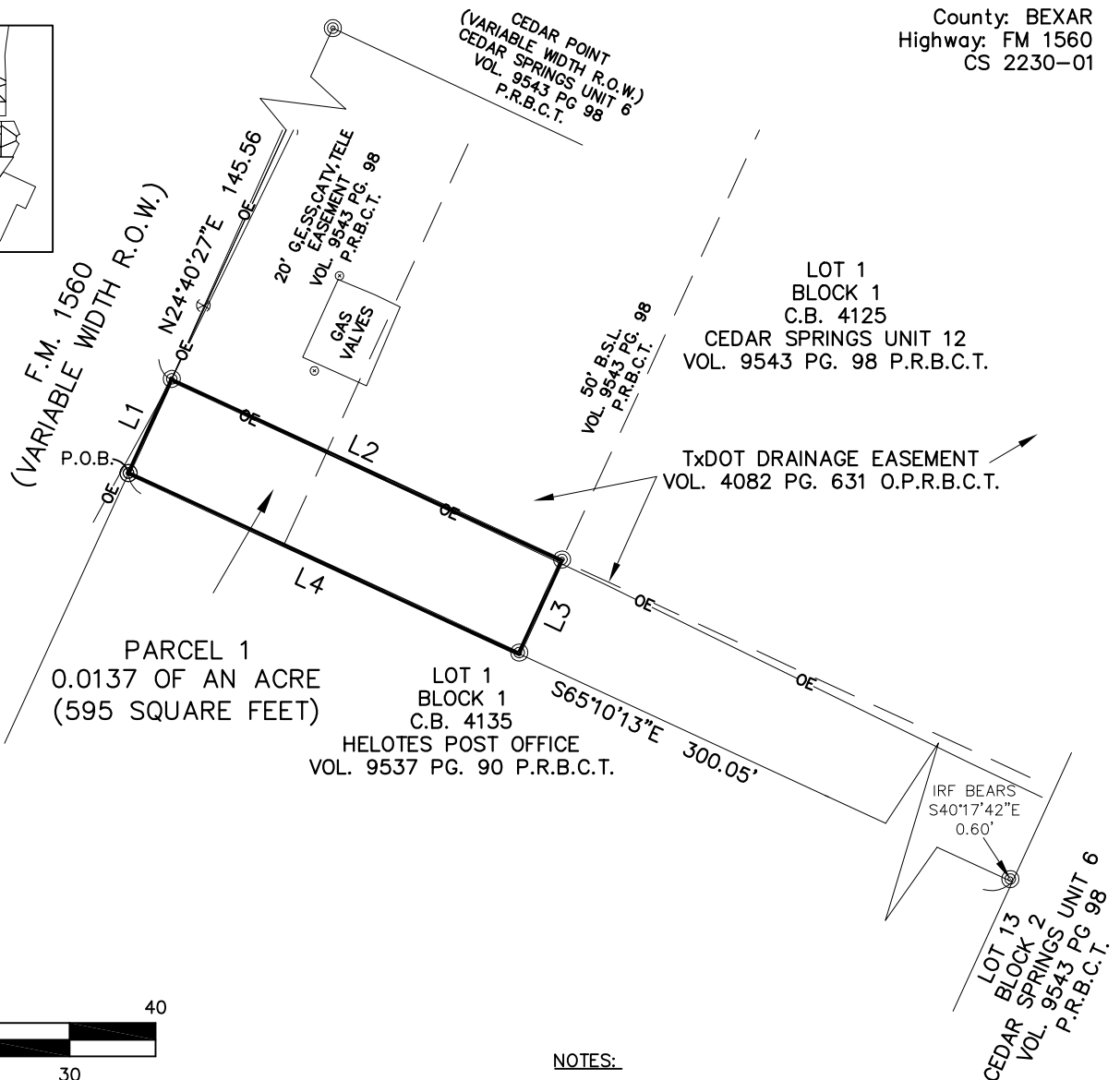


Revised: June 7, 2021

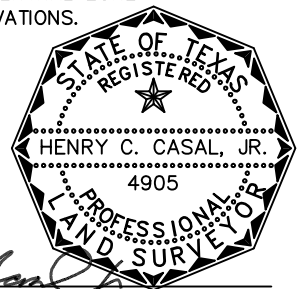
County: BEXAR
Highway: FM 1560
CS 2230-01



DETAIL N.T.S.

**NOTES:**

BEARINGS ARE BASED ON THE TEXAS
COORDINATE SYSTEM, SOUTH CENTRAL ZONE
(4204) BASED ON GPS OBSERVATIONS.



HENRY C. CASAL JR. DATE 06/07/21
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4905

LEGEND

⊙	1/2" IRON ROD WITH CAP STAMPED "GD" SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
P.R.B.C.T.	PLAT RECORDS BEXAR COUNTY, TEXAS
P.R.B.C.T.	PLAT RECORDS BEXAR COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
—OE—	OVERHEAD UTILITIES

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N24°40'27"E	11.92'
L2	S65°10'13"E	50.00'
L3	S24°40'27"W	11.92'
L4	N65°10'13"W	50.00'



4800 FREDERICKSBURG RD SUITE 200SL
SAN ANTONIO, TX 78229
P:210-208-8400 F:210-208-8401
TBPE #F-21809
TBPLS #10194622

PARCEL 1 EXHIBIT
BEXAR COUNTY, TEXAS

Date:	06/07/2021
Scale:	1"=20'
Drawn by:	KS
Reviewer:	HC
Project:	PANTHER CAR WASH
Sheet:	3 of 3
Field Book:	N/A
Party Chief:	AM
Survey Date:	06/07/2021